FORM No.2
(See Regulation 3)
ENGINEER'S CERTIFICATE
(To be submitted at time of registration of ongoing Projects and for withdrawal of Money from Designated Account Wise)
For the 1st Quarter Ended 30.06.2026 (FY 2026–27)

To,

M/s SWANSGREEN BUILDTECH PRIVATE LIMITED.
Office Address – Sri Sanjay Kumar Singh, S/O -Sri Ram Padarath Singh
Bhagwan Nagar Gola Road, Danapur, Bihar, India – 801503

Subject: Certificate of Cost Incurred for Development of **Project Name:- VRINDAVAN DHAM** for construction of building (**VRINDAVAN DHAM)** (Bihar RERA Registration Number **BRERAP192828061125301230E00** situated on the plot No-688, 693, Khata No – **83,72**, **New Jaganpura Road, Udaini, Near In Front Of Chainpur City, Gopalpur, Patna**, demarcated by its boundaries (latitude and longitude of the end points), District- Patna, Admeasuring 77.75 **DISMIL** Area being developed by M/s SWANSGREEN BUILDTECH PRIVATE LIMITED**.**

Ref: Bihar RERA Registration Number **BRERAP192828061125301230E00**

Sir,

I, Ratan Satyam Jha**,** undertaken assignment ofcertifying Cost for the Subject Real Estate Project **VRINDAVAN DHAM** registered under RERA, Bihar situated on the plot No.- 688, 693, Khata No – **83, 72 CIRCLE** No. Sampatchak, **HALKA** Kanauji Kachhuaara Mauza – Udani, demarcated by its boundaries (latitude and longitude of the end points), District- Patna, and measuring 77.75 **DISMIL** Area being developed by M/s SWANSGREEN BUILDTECH PRIVATE LIMITED**.**

1. Following technical professionals are appointed by Owner /Promoter:-
   (i) Shri Uma Shankar Kumar as L.S./Architect;
   (ii) Shri Sushil Kumar as Structural Consultant
   (iii) Shri Jitendra Kumar as a Mechanical Electrical/Plumbing Consultant (MEP)
   (iv) Shri Rakesh Kumar as Site Supervisor
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimatedcost calculations are based on drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Jitendra Kumar Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by  us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 1300,00,000/-** (Total of Table A and B)**.** The estimated Total Cost ofproject is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.** 1,99,66,110.78 /**-** (Total of Table A and B). the amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from PMAA (planning Authority) is estimated at **Rs.** 11,00,33,889.22 /**-** (Total of Table A and B)

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.1260,00,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 1,99,66,110.78/-
3.	Work done in Percentage (As Percentage of the estimated cost)	15.85% (Material Purchases + Supplier Adv.)
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,60,33,889.22 /-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. – 0

TABLE-B

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs 40,00,000/-



2.	Cost incurred as on (Based on the Estimated cost).	Rs. 00/-
3.	Work done in Percentage (As Percentage of the estimated cost).	00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 40,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A



Yours Faithfully,
Signature of Engineer
Ratan Satyam Jha)
(License:- No.21Y1201070013M01
DATE: 25th July 2026

* Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive